



**UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT**

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**TECHNICALLY LOADED SPECULATIVE BUILDING
TO ATTRACT NEW BUSINESS**

Lincoln, Nebraska, July 12-The City of South Sioux City received the green light in early May of this year to construct a technical speculative building (tech spec building) complete with the purchase and installation of technology equipment. This highly leveraged endeavor that totals over \$1.7 million is expected to create 75 new, higher paying jobs. Through fruition of this project, South Sioux City and Dakota County will attract new jobs from companies that have bypassed the area because of lack of available buildings.

The United States Department of Agriculture (USDA) Rural Development is assisting the City of South Sioux City with \$86,410 in Rural Business Enterprise Grant funds to be used for the purchase of the technology equipment. Funding for the construction of the tech spec building is provided by the U.S. Department of Commerce's Economic Development Administration with \$660,000; Community Development Block Grant funds of \$257,500; South Sioux City Community Development Agency contributing \$509,000; The Siouxland Initiative/Siouxland Chamber of Commerce providing \$155,000; and Cardinal Development, Inc. adding \$50,000.

Deborah Drbal, business & community programs specialist for USDA Rural Development stated, "The high tech equipment needed to complete the tech spec building will give the facility its marketability." "The facility is one of a kind in the area and will attract businesses primarily associated with the financial services and software development industries that utilize high tech equipment. Bringing this type of business into the community will offer diversification to a predominantly agriculture driven area economy."

The State of Nebraska and Nebraska Public Power District (NPPD) have submitted proof of the numerous businesses which have not located in Nebraska and ultimately in Dakota County, because of the communities inability to react quickly to or to meet the needs of the businesses. A vital asset to South Sioux City is the fact that it is the only City in the Midwest on the Interstate 29 highway corridor which has redundant, fiber-optic loops available and owned by the City. Add the dependable supply of electrical power and Northeast Nebraska is positioned as a prime location for technology or back office services operations. The proposed tech spec building, which will be located in the newly developing industrial park of South Sioux City providing space for up to five businesses, will target and attract businesses which desire the unique high tech infrastructure which the facility will offer. No specific businesses have been identified to date.

For additional information contact Deborah Drbal in the USDA Rural Development State Office, Rm. 152 Federal Building 100 Centennial Mall North, Lincoln, Neb. 68508-3888 or phone (402) 437-5558. Visit www.rurdev.usda.gov/ne/.

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